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WARRANTY DEED

C. LeRoy Jensen and Leila A. Jensen, husband and wife, and W. P. Rogers and Emma S. Rogers, husband and wife, Grantors, of Teton County, State of Wyoming, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Arthur M. Hafey and William A. Anselmi, as tenants in common, Grantees, of Sweetwater County, State of Wyoming, the following described real estate, situate in Sublette County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

All of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 37 North, Range 113 West of the Sixth Principal Meridian, Sublette County, Wyoming, except the southerly six (6) acres thereof conveyed by the Grantors to Arthur M. Hafey and Helen Y. Hafey, husband and wife, by Warranty Deed, dated November 15, 1971;

All of SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 14, Township 37 North, Range 113 West of the Sixth Principal Meridian, Sublette County, Wyoming;

All of the above lands are conveyed together with all improvements thereon, and easements, appurtenances, incidents and reversionary rights belonging and appertaining thereto, or used in connection therewith, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and the right to the use of all water, ditches and reservoirs used in connection therewith; subject, however, to all mining, mineral and other exceptions, reservations, conditions and rights-of-way of record. The Grantors also hereby convey unto the Grantees, their heirs, administrators and assigns, an undivided 23% only of the total 100% of all minerals and all mineral rights of every kind and character now known to exist or which hereafter may be discovered in said lands, including, without thereby limiting the generality of the foregoing, all oil, gas and other hydrocarbon substances and products, together with all mining rights and the right to prospect for and extract said minerals, oil, gas and other hydrocarbon substances and products from said land, and the right of ingress and egress to and from said lands for that purpose.

WITNESS their hands this 15th day of November, 1971.

Leila A. Jensen  
Leila A. Jensen

C. LeRoy Jensen  
C. LeRoy Jensen

Emma S. Rogers  
Emma S. Rogers

W. P. Rogers  
W. P. Rogers